WARRANTY DEED

Karen Johnson Davidson County
Batch# 731929 DEEDWARR
10/08/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20211008-0135581

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-30-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis Hall and Ashley Law	Legends Bank	Parcel ID: 082-12-0W-004.00-000
(NAME) 106 North 8th Street #3	(NAME) 310 North First Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Travis Hall and Ashley Law, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 4 of the Villery Place as shown on Declaration of Covenants, Conditions, and Restrictions for Villery Place, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180418-0036698, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Melba L. Jackson, unmarried dated August 01, 2017 recorded August 01, 2017, of record as Instrument No. 20170801-0077957 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 106 North 8th Street #3, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of Sept., 2021

Ludie Lou Holdings, LLC

BY: _____
Tarrick D. Love

BY: _____
Tanisha Hart Love

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ludie Lou Holdings, LLC, a Tennessee Limited Liability Company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2021.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL)

JOHNTON COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Certificate of Authenticity

I, Tara Crook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2021.

Tara Crook
Affiant Signature

9-30-21
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 30th day of September, 2021.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

JULIANNA C. GASSAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY